



## 1 Majestic Court Spring Grove, Harrogate

£349,950



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented and spacious three-bedroom ground-floor apartment with access to an outdoor seating area and garage, situated within this sought-after purpose-built development in the heart of Harrogate town centre and offered for sale with no onward chain.

This impressive apartment offers over 1,000 square feet of accommodation and provides generous and versatile living space, ideal for those seeking a low-maintenance home in a prime central location. The property benefits from a secure entry system, two stylish bathrooms and a spacious living room with access to a seating area and communal gardens. There is also a larger-than-average garage providing secure parking.

The apartment is just a short walk from Harrogate's shops, cafés, restaurants and excellent transport links, including the railway station, making it ideal for downsizers, professionals or those seeking a convenient town-centre base.

**OUTSIDE** The property has access to an outdoor seating area and well-maintained communal gardens. To the rear there is a larger-than-average single garage providing secure parking. **TENURE** Share of Freehold. **AGENT'S NOTES** Pets are not permitted.

Renting/subletting is permitted however tenants must be approved by Majestic Court (Harrogate) Owners Association Ltd.

Short-term/holiday lets are not permitted.

The current Service charge is £2,100 per annum

Freehold flat the Majestic Court Association- made up of all owners holds title to the entire block.

Council Tax band: C EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



**COMMUNAL ENTRANCE** Accessed via a secure intercom entry system with a welcoming communal lobby leading to the apartment.

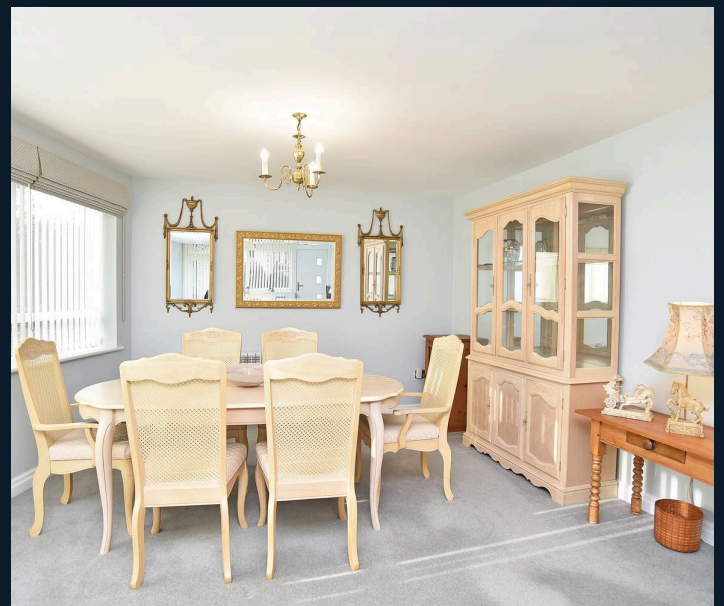
**RECEPTION HALL** A spacious hallway providing access to all principal rooms.

**LIVING ROOM** A generously proportioned reception room with space for both lounge and formal dining areas. A door leads out to a seating area and the communal patio gardens.

**KITCHEN** A modern fitted kitchen with a range of handleless units and extensive storage. Integrated appliances include ceramic hob, twin Bosch ovens, built-in fridge / freezer, microwave and wine cooler.

**BEDROOMS** There are three well-proportioned double bedrooms, offering flexibility of use as guest rooms, a home office or additional reception space. The main bedroom features modern fitted wardrobes and a chest of drawers.

**SHOWER ROOMS** Two stylish shower rooms with contemporary white and chrome fittings.





Total Area: 99.7 m<sup>2</sup> ... 1073 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

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